

## **Minutes of Planning Commission Meeting April 22, 2014**

### **Roll Call: 7:00 pm**

Planning Commissioners present were Jeffrey, Dollenmaier, Donahue and Supplee. Michele Braun was present as Clerk.

#### *Members of the Public:*

Jodi and David Slade – 18 Clarendon Ave. Montpelier, VT

Rena and Mike Demasi – 254 Frost Rd. Northfield, VT

Luke Foley – 37 Cross St., Northfield, VT

Judy Knapp – 37 Cross St. Northfield, VT

Tim Ryan – 310 North Main St., Northfield, VT

Bob Lord – P.O. Box 259 Barre, VT 05641

Charles Menard – 1623 Warren Mountain Roxbury, VT

Andrew Davis - 4715 Welliston Montreal, Quebec H1G1X2

Greg Lord – E.F. Wall

David Magida – Norwich University

### **Approval of Minutes**

Donahue moved to approve the minutes of Meeting 14-03, March 17, 2014; Dollenmaier seconded the motion. **The motion passed 4-0-1.**

*[at 7:15 pm Commissioner Beal arrived]*

### **Sign**

Timothy Ryan has applied for a permit to place a 4' x 4' non-illuminated plastic sign advertising "Tim's Variety Shoppe" at 310 North Main Street.

Beal moved to un-table the matter.

Dollenmaier moved to approve the application as presented; Beal seconded the motion.

Dollenmaier asked whether the sign would be illuminated.

Ryan replied that it is made to be illuminated, but it will not be illuminated.

Jeffrey asked whether the applicant understood that he would need to return to the Commission with a new application if he wanted to illuminate the sign in the future. The applicant confirmed that he understood this.

Supplee asked about total sign area on the property, and Braun stated that it is under 50 square feet.

**The motion passed 5-0-0.**

### **Site Plan**

Northfield School District has applied for a permit to construct an open-sided shelter to serve as an outdoor classroom.

Jeffrey reviewed the limits on by-laws with respect to schools.

Supplee moved to approve the proposal as presented; Dollenmaier seconded the motion.

Luke Foley presented the proposal, including an overview of the STAR program. He noted that school groups are using the school forest area increasingly, but this is still an untapped resource, which could be used much more. He showed the design of an open-sided pavilion, and noted that they may add drop-down canvas sides for wind protection in winter. They plan to construct

boardwalks thru wet areas to minimize the impact of foot traffic. The building would be used weekly by the STAR program; the elementary school would use the structure bi-weekly. Their intent is to site the structure strategically so that it's visible from the school, so staff would be aware of inappropriate use.

**The motion passed 5-0-0.**

Charlie Menard was present to discuss a conceptual site plan to develop a brewery and pub in the Nantanna Mill complex. The proposal includes a brewery, pub, and retail beer sales.

Jeffrey stated that he doesn't see a problem with the proposal.

Supplee asked about parking, and Bob Lord addressed the concern.

Beal cautioned the PC that as they amend the zoning regulations, they should be careful not to make a change that would cause this business to be precluded.

Jeffrey advised that the Town will need to know the volume of production so as to ensure WWTP can manage the wastewater.

Braun pointed out that restaurants aren't listed as an allowed use in this district, and asked whether that could potentially pose a problem. The Commission did not believe that it would be a problem, considering that shopping centers are allowed, and shopping centers customarily include restaurants.

The Commission advised Mr. Menard that they look forward to receiving a complete application.

### **Subdivisions**

David and Jodi Slade have applied for a permit to subdivide the parcel at 254 Frost Rd, Northfield, VT, into two lots; lot 1 proposes to be 34 acres and remain residential and lot 2 proposes to be 4.5 acres for a proposed residence and garage.

Jeffrey asked about access to the parcel, and David Slade explained the access and frontage pertaining to the various parcels affected.

**Supplee moved to approve the subdivision request; Beal seconded the motion. The motion passed 5-0-0.**

Michael and Robin Donahue have applied for a permit to subdivide their parcel at the corner of Route 12 South and Route 64 into two lots: lot 1 is proposed to be 3 acres and lot 2 is proposed to be 4.7 acres.

Jeffery and Supplee discussed ROW's.

**Dollenmaier moved to approve the subdivision request; Beal seconded the motion. The motion passed 4-0-1.**

Norwich University has applied for a permit to subdivide the parcel located east of Crescent Ave, into two lots: lot 1 proposes to be 3.02 acres for a medical center and lot 2 proposes to be 688.02 acres for recreational use.

**Dollenmaier moved to approve the subdivision request; Donahue seconded the motion. The motion passed 5-0-0.**

### **Other Business**

Greg Lord presented updates to the Green Mountain Family Practice application per P.C. request.

- Additions: sidewalk (symbol P10), moved dumpster to far side of site from houses (symbol P8), cut-sheets for lighting, and trail connections (P9, P11).
- Landscaper met with neighbors, added trees, shrubs to plan.
- Snow Storage will be at ends of parking lot, closer to storm water management system.
- A/C design not final – could shield units by extending North wall of building or planting - not sure.

Dollenmaier moved to approve as proposed in materials presented tonight with three conditions.

1. No air conditioning equipment placed on North end of the building.
2. No heavy equipment or exterior work before 7 am during construction.
3. Plantings as shown on non-NU properties will be offered to land owners and installed with their permission.

**Beal seconded the motion. The motion passed 5-0-0.**

Beal moved to adjourn.

**Adjournment 8:30 pm**

These minutes were approved by the Commission at their May 19, 2014 meeting and serve as the final decision in the above hearings.